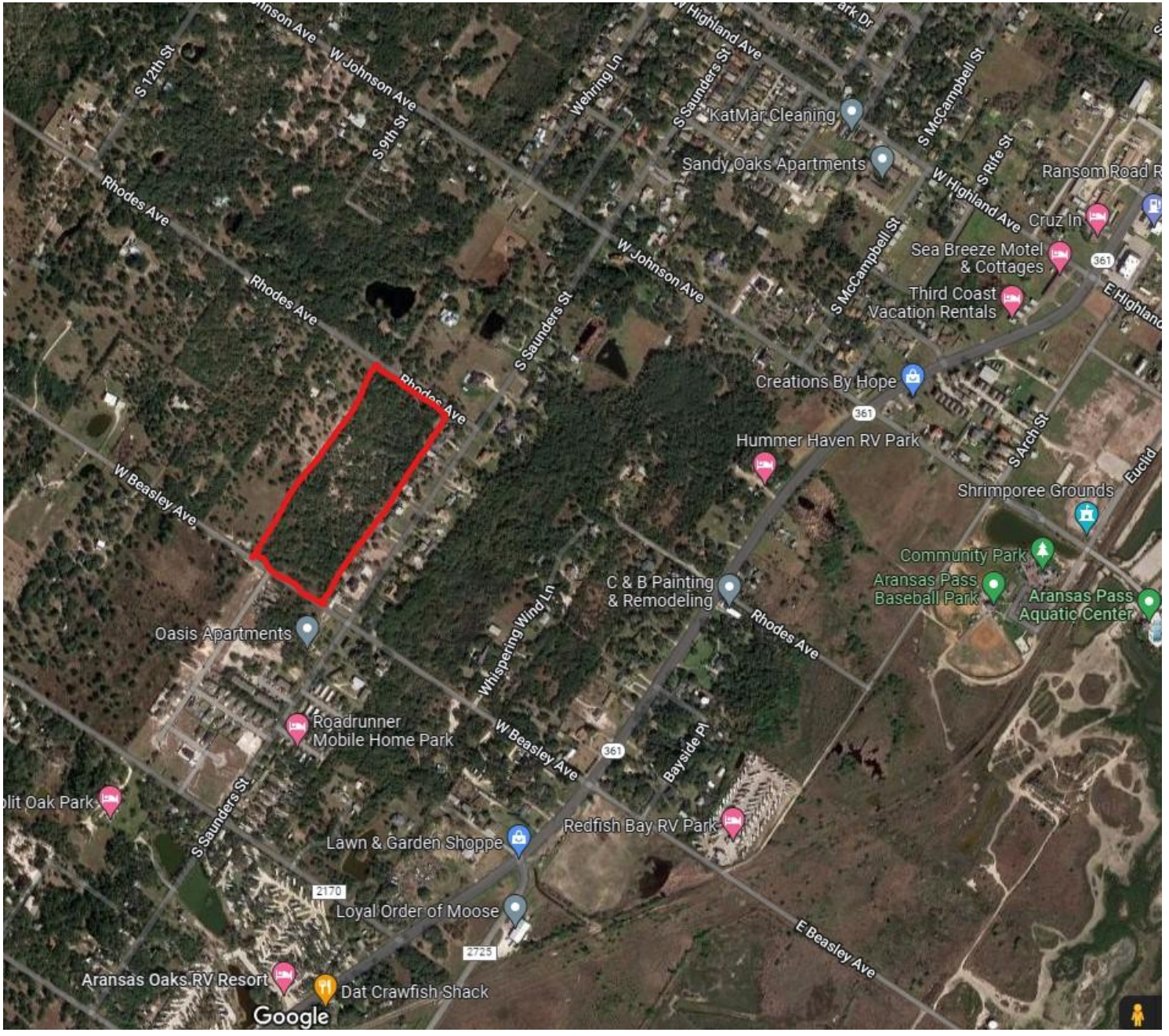
City of Aransas Pass
City Council Meeting
May 16, 2022

4. Case No. PZ 2205-11 Major Subdivision:

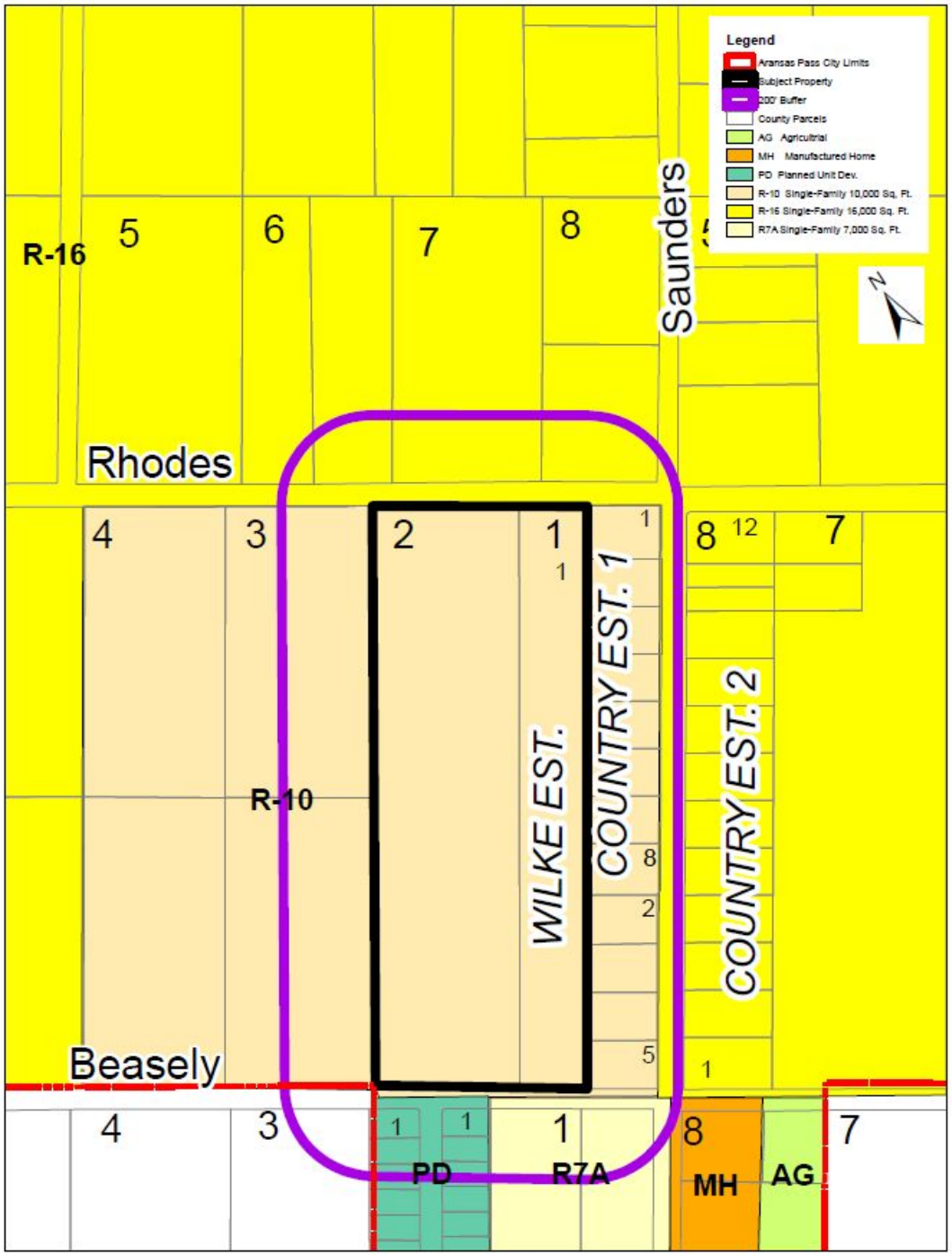
A Preliminary Plat application for a Major Subdivision, requested by Sima & Steve Inc., to develop 43 single-family dwelling lots, being the property with Legal Description: Portion of Tract 2, Block A, Burton and Danforth SD, Vol 152, Pg. 1; and Lot 1R Wilke Estates, Envelope 1701, Tube 34-5. (8.875 acres in Aransas Pass, Texas) (San Patricio I.D.s: 72979 and 1032954). Zoning District R-10.

1. Public Hearing
2. Consider and Act

Aerial View of Project Location:

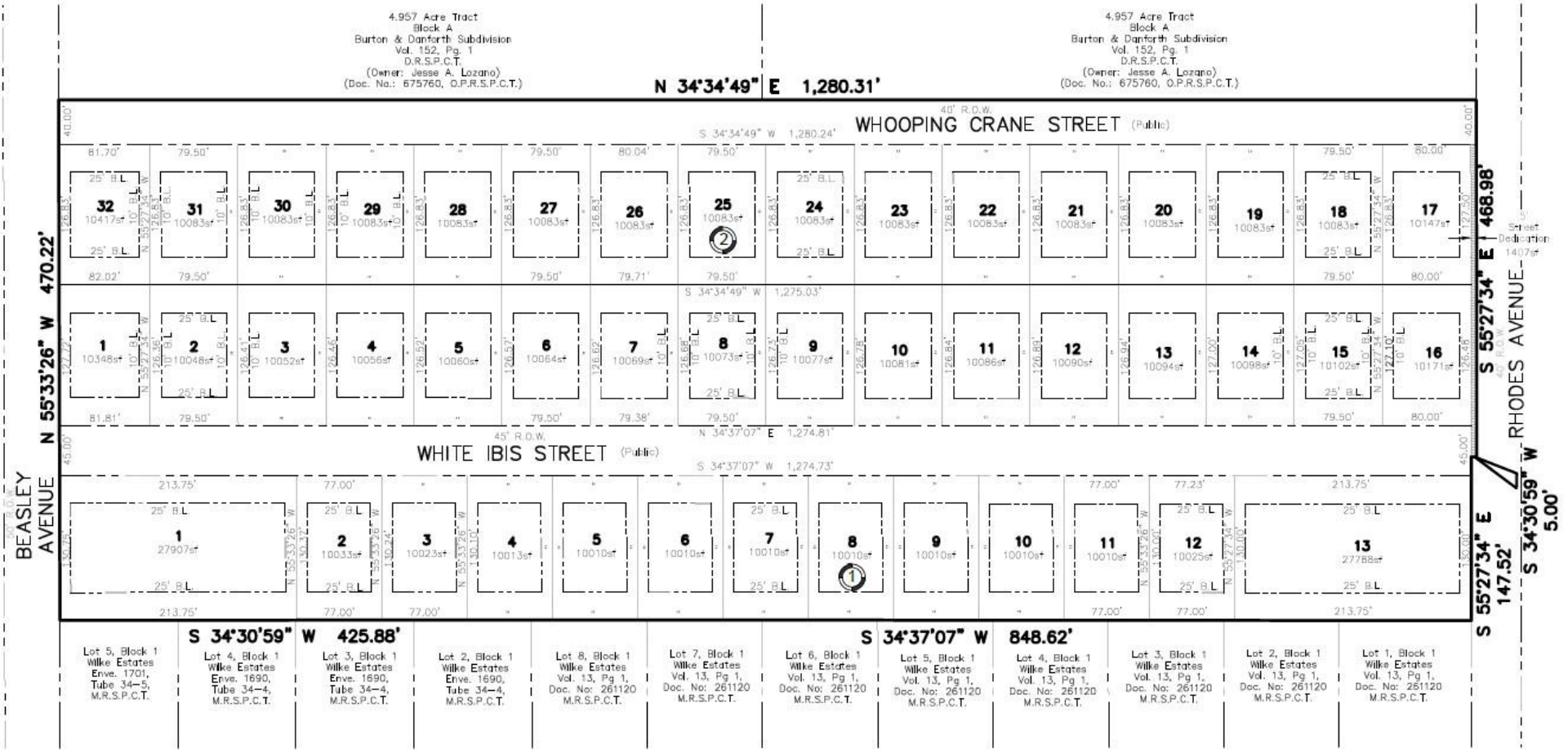


Project Location and 200-Foot Buffer:



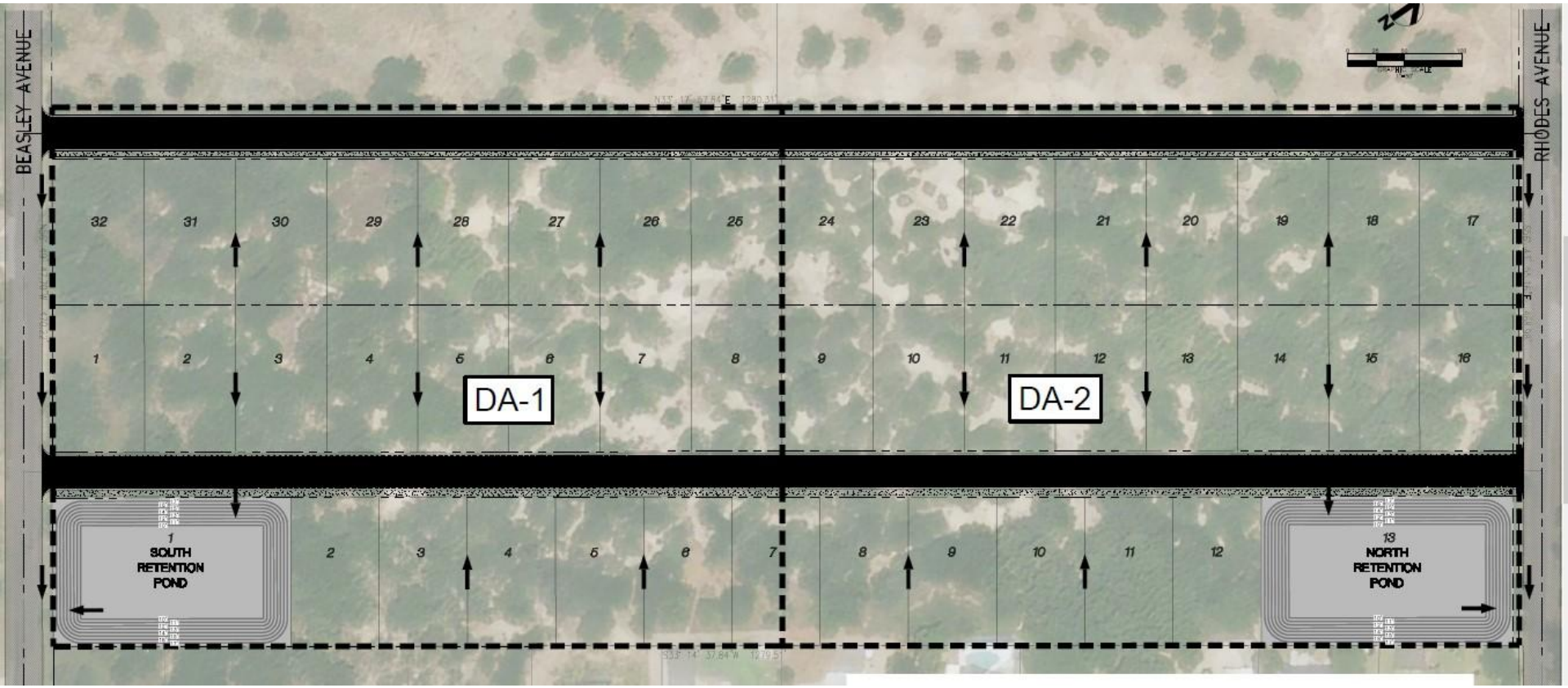
Great Egret Subdivision

Site Plan:



Great Egret Subdivision

Preliminary Stormwater Drainage Plan:



Great Egret Subdivision

Preliminary Stormwater Drainage Calculations:

RATIONAL METHOD CALCULATIONS
PRE-DEVELOPMENT CONDITIONS

Drainage Area ID	Area (Ac.)	C	Tc (minutes)	Intensity I5 (in/hr)	Intensity I10 (in/hr)	Intensity I25 (in/hr)	Intensity I100 (in/hr)	Flowrate Q (5-YR)	Flowrate Q (10-YR)	Flowrate Q (25-YR)	Flowrate Q (100-YR)
DA-1	8.67	0.20	30	4.09	4.72	5.59	6.95	5.62	6.49	7.68	9.52
DA-2	8.60	0.20	30	4.09	4.72	5.59	6.95	5.67	6.54	7.75	9.63
TOTAL	13.00	0.20	30	4.09	4.72	5.59	6.95	11.29	13.03	15.43	19.16

*Rainfall Intensity Values were taken from NOAA's Atlas 14 Point Precipitation Frequency (PF) Estimates for the site's location.

RATIONAL METHOD CALCULATIONS
POST-DEVELOPMENT CONDITIONS

Drainage Area ID	Area (Ac.)	C	Tc (minutes)	Intensity I5 (in/hr)	Intensity I10 (in/hr)	Intensity I25 (in/hr)	Intensity I100 (in/hr)	Flowrate Q (5-YR)	Flowrate Q (10-YR)	Flowrate Q (25-YR)	Flowrate Q (100-YR)
DA-1	8.67	0.45	30	4.09	4.72	5.59	6.95	12.85	14.59	17.28	21.49
DA-2	8.60	0.45	30	4.09	4.72	5.59	6.95	12.75	14.72	17.43	21.67
TOTAL	13.00	0.45	30	4.09	4.72	5.59	6.95	25.40	29.31	34.71	43.16

*Rainfall Intensity Values were taken from NOAA's Atlas 14 Point Precipitation Frequency (PF) Estimates for the site's location.

SOUTH RETENTION POND STAGE-STORAGE-DISCHARGE

ELEVATION (FT MSL)	DEPTH (FT)	AREA (SF)	INC. VOL. (CF)	TOTAL VOL. (CF)	DISCHARGE (CFS)
10.00	0.00	13,010	0	0	0.00
11.00	1.00	14,488	13,753	13,753	0.00
12.00	2.00	16,014	15,251	29,004	0.00
13.00	3.00	17,586	16,806	45,810	0.00
14.00	4.00	19,237	18,418	64,228	0.00
15.00	5.00	20,934	20,086	84,313	0.00
16.00	6.00	22,686	21,810	106,123	0.00
17.00	7.00	24,496	23,591	129,714	0.00

Required 100-YR Detention Storage Volume = 128,001 CF
Provided 100-YR Retention Storage Volume = 129,714
Calculated 100-YR Water Surface Elevation = 16.93'

*Retention Volume calculations were modeled using AutoDesk Hydroflow Hydrographs.

*Total discharge for all storm events will be 0.00 cubic feet per second

SOUTH RETENTION POND STAGE-STORAGE-DISCHARGE

ELEVATION (FT MSL)	DEPTH (FT)	AREA (SF)	INC. VOL. (CF)	TOTAL VOL. (CF)	DISCHARGE (CFS)
10.00	0.00	14,032	0	0	0.00
11.00	1.00	15,577	14,805	14,805	0.00
12.00	2.00	17,178	16,378	31,182	0.00
13.00	3.00	18,836	18,007	49,189	0.00
14.00	4.00	20,550	19,693	68,882	0.00
15.00	5.00	22,321	21,436	90,318	0.00
16.00	6.00	24,149	23,235	113,553	0.00
17.00	7.00	26,033	25,091	138,644	0.00

Required 100-YR Detention Storage Volume = 129,120 CF
Provided 100-YR Retention Storage Volume = 138,644
Calculated 100-YR Water Surface Elevation = 16.62'

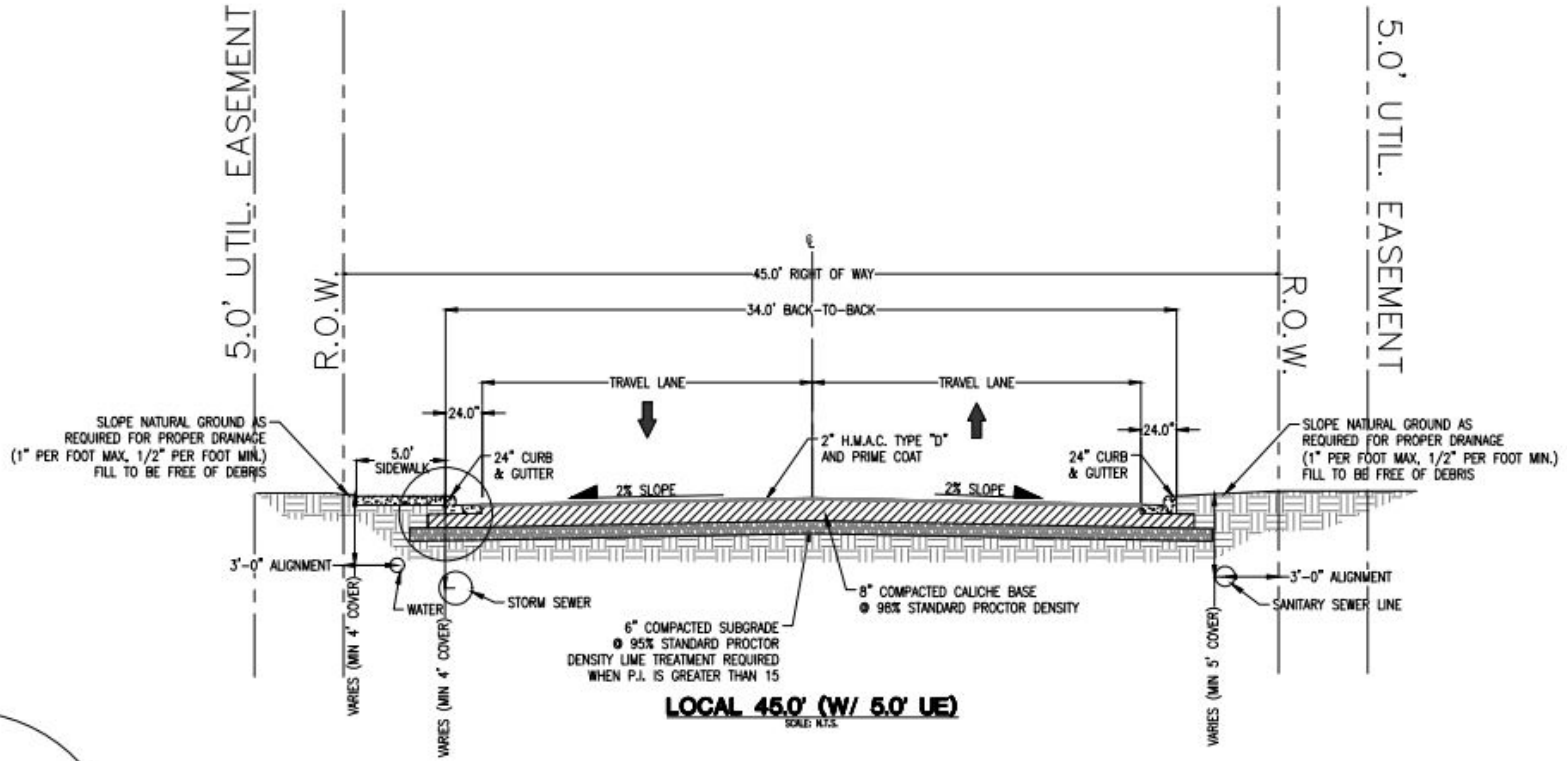
*Retention Volume calculations were modeled using AutoDesk Hydroflow Hydrographs.

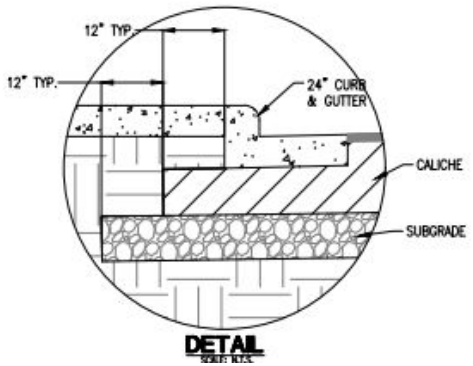
*Total discharge for all storm events will be 0.00 cubic feet per second

LEGEND

- RETENTION POND AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- CENTERLINE OF STREET
- R.O.W.
- PROPERTY LINE
- PROPOSED DRAINAGE DIVIDE
- DA-1 PROPOSED DRAINAGE AREA
- PROPOSED FLOW ARROW

Proposed Street Cross Section Diagram:





Sec. 24-15. Minimum standards for improvements.

The following minimum standards for improvements shall be agreed to and complied with in each subdivision or addition before final approval of a plat by the commission.

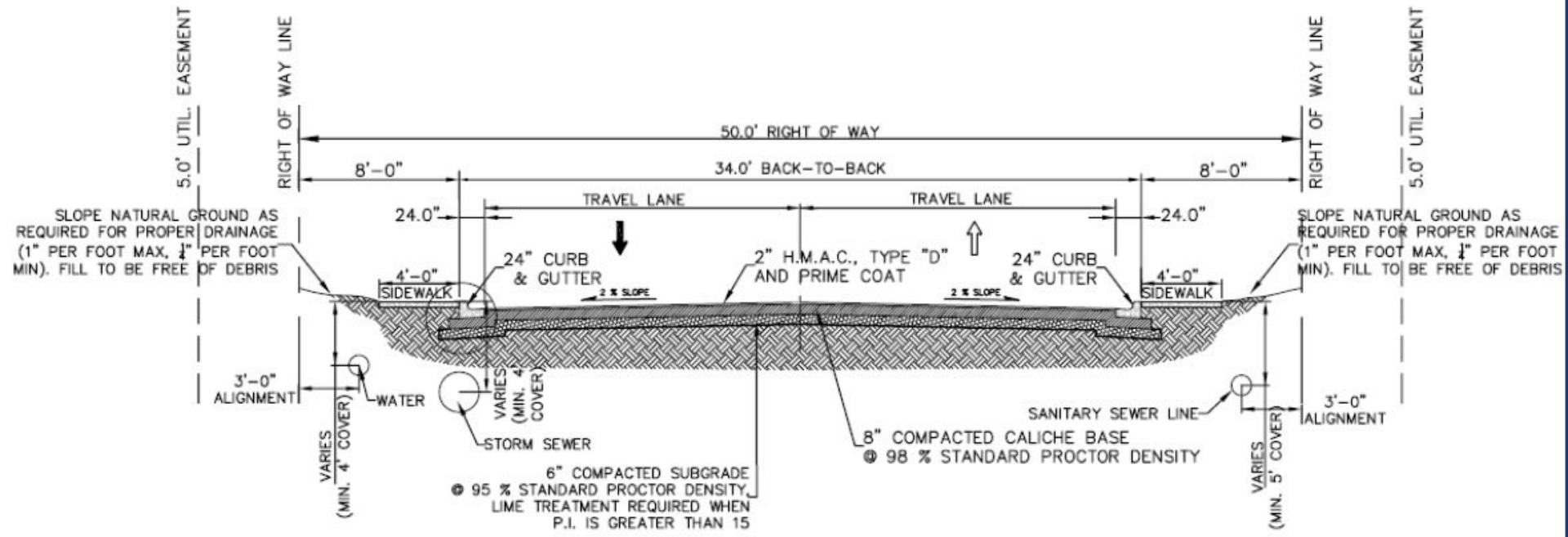
(1) *Roadway pavement.* All roadway pavement shall be in compliance with Section III—Streets and Roadways of the City's Standards Manual.

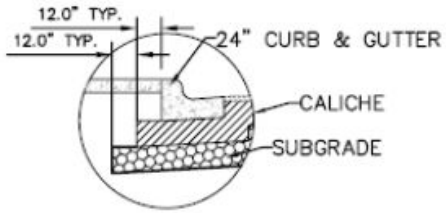
(2) *Curb and Gutter.* All required curb and gutter shall be in compliance with Section III—Streets and Roadways of the City's Standards Manual.

(3) *Sidewalk.* All sidewalks shall be in compliance with Section III—Streets and Roadways of the City's Standards Manual.

(4) *Street marker.* Two (2) street markers shall be erected at all street intersections in such subdivisions, the street markers to conform to street markers currently in use in the city.

City of Aransas Pass Standards Manual Section III Streets (as referenced in Chapter 26 – Streets)





DETAIL

N.T.S.

LOCAL 50.0' (W/ 5.0' U.E.)

N.T.S.

City of Aransas Pass Standards Manual Section III Streets (as referenced in Chapter 26 – Streets)

City of Aransas Pass-Standards Manual

TABLE III-1 DESIGN STREET REQUIREMENTS

R.O.W WIDTH	STREET WIDTH (B – B)	INTERSECTION CURB RADII	CITY WIDTH (Discretion)	PAVING SECTION Escrow
Local 50'	34'	15'	7' C&G 1 side	8"/2"
Collector 60'	50' 2- lanes, 2 BL	20	13' C&G 1 side	8"/2"
Commercial 60'	42 2-lanes, 1CLTL	20	9' C&G 1 side	10"/3"
Industrial 60'	44 2-lanes, 1CLTL	30	10' C&G 1 side	12/4"
Minor Arterial 70'	60' 4 lanes, 2 BL	20	18' C&G 1 side	10"/2"
Major Arterial 80'	66' 4 lanes, 1 CLTL	20	21' C&G 1 side	10"/2"
100'	82' 4 lanes, 1CLTL, 2 BL	20	30' C&G 1 side	10"/3"
120'	100' 6 lanes, 1 Divided median, 2 BL	20	39' C&G 1 side	10"/3"

Notes:

1. Travel lanes: 12 feet wide; parking lanes: 8 feet wide.
2. Curb and Gutter: 2 feet wide each side for a total of 4 feet.
3. Continuous left-turn lane (CLTL) & Occasional left (OL) turn lanes: 14-16 feet wide, Divided Median; 16 feet wide, Bicycle lane (BL) 5- 8 feet wide.
4. Drainage must be provided for the perimeter street of the subdivision.
5. Escrow amounts shall be submitted to the City of Aransas Pass and sealed by a professional engineer for approval by the City.
6. Pavement section to be designed by a professional engineer.
7. City width- For widening of existing streets.

Beasley Avenue:

Saunders St & W. Beasley Avenue:

S. Saunders Street:

S. Saunders Street:

S. Saunders Street:

Rhodes Avenue:

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END